



D/DRC Case

2434 Main Street

North Main Corridor Overlay

TMS: R09113-13-01

DESIGN/DEVELOPMENT REVIEW COMMISSION
URBAN DESIGN REVIEW DISTRICT
EVALUATION SHEET
Consent Agenda Case # 4

ADDRESS: 2434 North Main Street

APPLICANT: Wes Lyles, Studio 2LR

TAX MAP REFERENCE: 09113-13-01

USE OF PROPERTY: vacant, former Wilson Upholstery

REVIEW DISTRICT: North Main Corridor (-NC)

NATURE OF REQUEST: Request for Certificate of Design Approval for exterior changes and site improvements

FINDINGS/COMMENTS:

Renovations

Site Planning

Programming and Integration

- *Pedestrian Connections from the public sidewalk to the primary entrance must be provided in the form of a sidewalk with landscaped buffer into the parking area.*

The applicant is providing a walkway from the public sidewalk on North main to the Main Entrance on the north side.

- *A change in paving material shall be provided where pedestrian and bicycle pathways intersect with automobile pathways and drives.*

The applicant is utilizing the existing curb cuts and sidewalks, which were recently installed as part of the North Main streetscaping project.

Landscaping

- *All applicants shall check with City of Columbia land Development Planner to determine what is required regarding the Landscape Ordinance for renovation projects.*

The applicant is working with the Land Development planner to meet the Landscape Ordinance.

- *Whether Landscape Ordinance is invoked or not, landscape buffer shall be provided between pedestrian walks and parking areas.*

Evergreen screen hedges will be provided between the parking areas and the public sidewalk, in accordance with the Landscape Ordinance.

Building Design

- *Window Openings cannot be decreased, unless approved by DDRC*

The window openings will be retained and original windows will be restored.

- *Modifications to roof pitches shall only be allowed if they are done in a manner that compliments the architectural style and/or design of the building.*

No changes are being made to the original, flat roof. The parapet is being capped with a prefinished metal coping.

- *Retain materials and architectural features (such as siding, cornices, brackets, window architrave, and doorway pediments) that are part of the original structure and true to the architectural style.*

The defining features of the building are largely being retained. The garage doors on the north side are being replaced with an aluminum storefront system to fit within the existing openings, as this will be the buildings main entrance.

The applicant is retaining the painted brick on the front portion of the building, which contributes to the character. The new architectural details, such as the metal canopy, light fixtures, and steel door on Main Street are in keeping with the simple, industrial aesthetic.

- *Vinyl as a new siding material is not allowed.*

No vinyl is being used.

STAFF RECOMMENDATIONS:

Staff recommends approval of the request.



Existing (former) Wilson Upholstery Building



Existing (former) filling station building

3 2 1

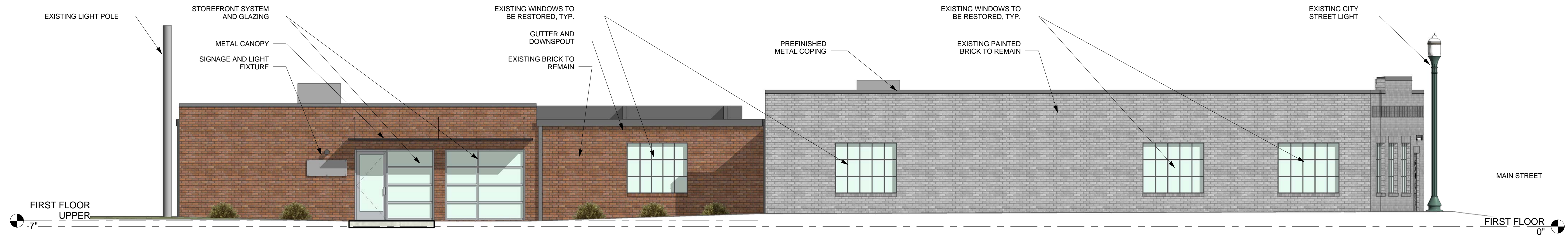


PRELIMINARY DESIGN - ISSUED FOR D/DRC

<div>STUDIO 2LR, INC. 801 GERVAIS ST. SUITE 201 COLUMBIA, SOUTH CAROLINA 29201 P 803.233.6602 F 802.233.6613 STUDIO2LR.COM</div>			STUDIO 2LR ARCHITECTURE + INTERIORS		
CLIENT NAME Noma PROPERTIES, LLC			LOCATION 2428 MAIN ST. COLUMBIA, SC		
PROJECT NAME 2428 MAIN					
REVISIONS					
NO.	DATE	DESCRIPTION			
PROJECT NUMBER		15101			
SHEET NUMBER		AS101			
SHEET NAME		ARCHITECTURAL SITE PLAN			
DATE		1/6/2016			



② ELEVATION WEST
3/16" = 1'-0"



④ ELEVATION EAST
3/16" = 1'-0"

① ELEVATION_NORTH
3/16" = 1'-0"



③ ELEVATION_SOUTH
3/16" = 1'-0"

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STUDIO 2LR | ARCHITECTURE + INTERIORS

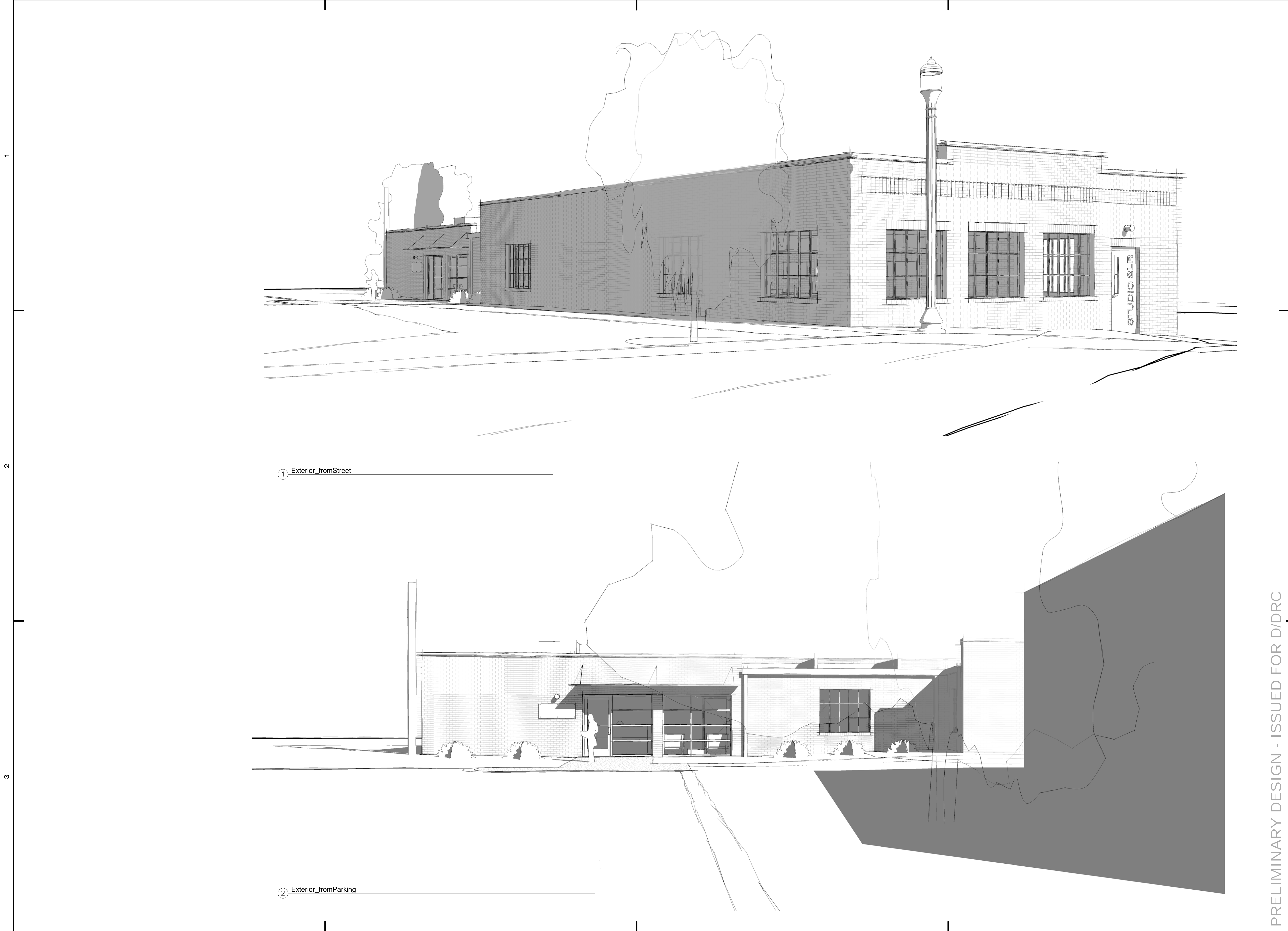
NOMA PROPERTIES, LLC	PROJECT NAME	2434 MAIN	LOCATION	2434 MAIN ST. COLUMBIA, SC
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REVISIONS	
NO.	DESCRIPTION
PROJECT NUMBER 15101	
SHEET NUMBER	
A101.2	
SHEET NAME	
ELEVATIONS	
DATE 1/6/2016	

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CLIENT NAME NOMA PROPERTIES, LLC		PROJECT NAME 2434 MAIN	LOCATION 2434 MAIN ST. COLUMBIA, SC		
REVISIONS					
NO.	DATE	DESCRIPTION			
PROJECT NUMBER			15101		
SHEET NUMBER A101.3					
SHEET NAME PERSPECTIVE SKETCHES					
DATE 1/6/2016					

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